



QUINCY PLANNING BOARD

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PLANNING BOARD MEETING MINUTES

Wednesday, November 12, 2014

MEMBERS PRESENT: Chairman William Geary, Richard Meade, Coleman Barry, Sean Callaghan

MEMBERS ABSENT: Glen Comiso

OTHERS PRESENT: Dennis E. Harrington, Planning Director
Margaret Hoffman, Principal Planner
Robert Stevens, Urban Renewal Planner

Meeting held in the City Council Chamber Room, 1305 Hancock Street, Quincy MA.

Meeting called to order and attendance roll call taken at 7:00 PM by Chairman William Geary.

VOTE TO ACCEPT October 8, 2014, PLANNING BOARD MINUTES

MOTION: by Member Richard Meade to approve the October 8, 2014, Planning Board meeting minutes as presented.

SECOND: Member Coleman Barry

VOTE: 4-0 MOTION CARRIES

7:00 PM 999-1003 Hancock Street – Special Permit/Site Plan Review, Planning Board Case No. 2015-13

The Chairman read the public hearing notice into record. The Applicant's attorney Ed Fleming stated that he was disappointed that he could not present to a full Board and asked the Board to continue the public hearing to a later date when a full Board would be available. He also indicated that the project still had outstanding issues with the City's staff and consultants and they were working on revisions to the plan. City Councilor Margaret LaForest addressed the Board and the audience and invited the public to contact her with any questions or comments about the project.

Member Cole Barry made a motion to continue the public hearing until December 10, 2014. Member Richard Meade seconded the motion and it was so voted unanimously.

7:15 PM Public Hearing –225 West Squantum Street (also known as 117-121 Montclair Avenue), Special Permit/Site Plan Approval, Planning Board Case No. 2015-15

The Chairman read the public hearing notice into record. The Applicant's attorney Ed Fleming gave an overview of the project and introduced the Applicants and their engineer. Jim Burke, the applicant's engineer gave his overview of the project. Sean Galvin, the Applicant explained that the existing building would be demolished and the new building would be used for residential and low impact commercial use. They would be avoiding retail

use that would create more parking demand. Chairman Geary pointed out that the site is close to public transportation and that the Applicant was basing their request for a special permit for reduced parking spaces was based on this. James White, the City's Consultant Review Engineer from HW Moore went over his comments and indicated that the Applicant's engineer had addressed most of the comments and the only outstanding issues were that the existing sidewalk should be repaired. Sean Galvin indicated to the Board that he would replace the sidewalk around the property. Mary Smith, the City's Landscaping Consultant Reviewer indicated that the Applicant had addressed all of her comments on their revised plans. The Chairman asked the public if they had comments. Lisa Coveis of 23 Pope Street was opposed to the project and felt that the scope of it did not fit into the neighborhood. She was concerned with traffic and the size of the building. Kristin Taylor of 161 Holbrook Road expressed concern for the traffic that could be generated and the amount of development in the neighborhood. Ward 3 City Councilor Kevin Coughlin then addressed the Board and gave a brief history of the neighborhood and indicated that he had held a community meeting regarding this project on October 2 which was attended by approximately 35 residents. He felt that the project was right for redevelopment and that there was a need for more residential units in the City and the mixed use was a good use of the property. He did not believe that this project would have an adverse effect on the neighborhood.

Member Richard Meade made a motion to close the public hearing. Member Coleman Barry seconded the motion and it was so voted unanimously.

Margaret Hoffman, Principal Planner for the City read a memo from the Planning Director with a list of conditions as follows:

- 1) The applicant shall be required to obtain the necessary variances and Special Permit from the Zoning Board of Appeals or any necessary finding from the Director of Inspectional Services.
- 2) The applicant shall adhere to the recommendations of the City's Traffic Engineer.
- 3) Prior to any building permits being issued the applicant shall submit to the Planning Department a detailed Operation and Maintenance agreement for the drywells and all related drainage structures which includes the ownership and responsible parties specified through a deed registration or similar mechanism as well as an annual maintenance plan.
- 4) The applicant shall develop a dust control plan to be implemented during any site activities to ensure compliance with state air quality regulations.
- 5) The applicant shall submit documentation indicating that construction activities at 225 West Squantum Street (117-121 Montclair Avenue) will not result in rodent issues for abutters. The applicant shall develop a rodent control contingency plan prior to the commencement of construction activities on site which will include the name and contact information for an on-call pest control company.
- 6) The applicant shall commit to conformance with both local and state regulations regarding noise since this project is within a residential neighborhood and construction could create noise generating activities.
- 7) Upon completion of this project, the applicant shall submit to the Planning Board as-built plans showing all utilities, building footprints, reference bounds and benchmarks defining

the total site, facilities and right of ways. Plans shall be submitted in a digital format acceptable to the Planning Department.

- 8) The hours for construction activities and delivery of materials will be as follows:
- 7:00 am to 6:00 pm Monday thru Friday
 - 8:00 am to 4:00 pm Saturday.
 - All construction and deliveries shall be prohibited on Sunday unless a different schedule is approved by the Chief of Police.

The Applicant's attorney asked that they be able to work with the City's Traffic Engineer and the City Councilor to determine the best way to address the concerns regarding the intersection of Montclair Avenue and West Squantum Street. The Board agreed that the condition would reflect that the Applicant will continue to work with the City's traffic Engineer and the City Councilor on this issue.

Member Richard Meade made a motion to approve the special permit/ site plan review with the conditions as revised. Member Coleman Barry seconded the motion and it was so voted unanimously.

7:55 PM Public Hearing -1 Edwin Street – Special Permit/Site Plan Review, Planning Board Case No. 2015-14

Chairman William Geary opened the continued public hearing and read the hearing notice into record. The applicant's attorney Christopher Harrington gave a brief overview of the project. He indicated that the project did not need any variances and they would be condominiums. Michael Joyce the Applicant's engineer gave an overview of the project including the stormwater information. James White, the City's Consultant Review Engineer, addressed the Board and indicated that the Applicant had adequately addressed all of their comments. The Chairman asked the public for comments. Robert Kane of 9 Edwin Street told the board that he did not have a problem with the project and felt that the current building was run down and in need of repair. He was concerned about drainage onto his property. He requested that the applicant install a privacy fence along the property line between his home and the site. Derek McLeary of 11 Wilson Court expressed concern with the traffic that may be generated and did not feel that there were as many multi-family units in the neighborhood as the applicant had indicated.

Member Richard Meade made a motion to close the public hearing. Member Sean Callaghan seconded the motion and it was so voted unanimously.

Robert Stevens, Urban Renewal Planner was the managing planner for the project. He indicated that the applicant would need to submit a final plan showing the proposed fencing between 9 Edwin and the site on the revised plan. He recommended that the Board approve the Special Permit/Site Plan Review Application with the following conditions:

- 1) The applicant shall submit a tree study to the City's Tree Warden and shall adhere to all recommendations prior to the issuance of a building permit.
- 2) The applicant shall develop a dust control plan to be implemented during any site activities to ensure compliance with state air quality regulations.

- 3) The applicant shall submit documentation indicating that construction activities at 1 Edwin Street will not result in rodent issues for abutters. The applicant shall develop a rodent control contingency plan prior to the commencement of construction activities on site which will include the name and contact information for an on-call pest control company.
- 4) The applicant shall commit to conformance with both local and state regulations regarding noise since this project is within a residential neighborhood and construction could create noise generating activities.
- 5) Upon completion of the project, the Applicant shall furnish to the Planning Department and City Engineer along with the digital file as-built plans showing all utilities, building footprints, reference bounds and benchmarks defining the total site, facilities and rights of way.
- 6) Prior to any building permits being issued the applicant shall submit to the Planning Department a detailed Operation and Maintenance agreement for the drywells and all related drainage structures which includes the ownership and responsible parties specified through a deed registration or similar mechanism as well as an annual maintenance plan.
- 7) The applicant shall submit to the Planning Board a copy of the recorded Condominium Association Agreement.
- 8) The hours for construction activities and delivery of materials will be as follows:
 - 7:00 am to 5:00 pm Monday thru Friday
 - 8:00 am to 4:00 pm Saturday.
 - All construction and deliveries shall be prohibited on Sunday unless a different schedule is approved by the Chief of Police.

Member Sean Callaghan made a motion to approve the issuance of the Site Plan review/Special Permit subject to the conditions as discussed. Member Coleman Barry seconded the motion and it was so voted unanimously.

8:25 PM: Continued Public Hearing – 74 Crescent Street, Planning Board Case No. 2015-08

(Continued from October 8, 2014) Dennis Harrington, Director of Planning and Community Development explained to the Board that all of the issues had been resolved for this project. The Applicant's attorney Robert Harnais also explained that they had revised the plans to meet the requirements of the City peer reviewers and staff. James Burke, the Applicant's engineer indicated to the Board that the Department of Environmental Protection had issued a letter withdrawing their appeal of the project. Member Richard Meade made note that the letter seemed confusing as written. Attorney Harnais explained that the DEP left a sentence in that did not pertain to the project.

Member Richard Meade made a motion to approve the issuance of the Site Plan review/Special Permit subject to the conditions as discussed. Member Coleman Barry seconded the motion and it was so voted unanimously.

Dennis Harrington addressed the Board and told them that there was a request to do a preliminary presentation to the Board at their next meeting regarding a proposed mixed use building in the Downtown District. He explained that the applicant would like to come before the Board prior to scheduling a public hearing for the project. He indicated that he expected the applicant to submit preliminary plans prior to the December meeting and they would be on as a business item for the next meeting.

The Board determined the next Planning Board meeting will be held on Wednesday December 10, 2014.

Member Richard Meade made a motion to adjourn at 8:40 p.m. Member Coleman Barry seconded the motion and it was so voted unanimously.